



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:30 P.M. in Council Chambers Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

MINUTES:

PRESENT: CHAIRMAN GALATI, VICE CHAIRMAN RICHARD TRUESDELL, COMMISSIONERS STEVEN EVANS, LAURA McSWAIN AND STEPHEN QUINN

EXCUSED: COMMISSIONERS MICHAEL BUCKLEY AND BYRON GOYNES

ALSO PRESENT: DIRECTOR ROBERT GENZER, PLANNING & DEVELOPMENT, - MANAGER JOHN KOSWAN, PLANNING & DEVELOPMENT - MANAGER MARGO WHEELER, PLANNING & DEVELOPMENT - SUPERVISOR CHRIS GLORE, PLANNING & DEVELOPMENT - SENIOR PLANNER JOEL McCULLOCH, PLANNING & DEVELOPMENT - SENIOR PLANNER SCOTT ALBRIGHT, PLANNING & DEVELOPMENT - PLANNER II LAURA MARTIN, PLANNING & DEVELOPMENT - PLANNER I PAUL BENGTON, PLANNING & DEVELOPMENT DEPT. - PROJECT ENGINEER DAPHNEE LEGARZA, PUBLIC WORKS, PROJECT ENGINEER RICK SCHRODER, PUBLIC WORKS - DEPUTY CITY ATTORNEY BRYAN SCOTT, CITY ATTORNEY'S OFFICE - DEPUTY CITY CLERK DEENY ARAUJO, CITY CLERK'S OFFICE, AND DEPUTY CITY CLERK LINDA OWENS, CITY CLERK'S OFFICE

MINUTES:

JOEL McCULLOCH, Planning and Development, called the Briefing to order at 5:30 P.M.

ITEM 2 [TM-0008-02]:

MR. McCULLOCH explained that this application is for 57 lots on a 10-acre parcel. Staff is recommending this item be abeyed to allow for the City Council's review of the Site Development Plan at its 4/3/2002 meeting.

# *City of Las Vegas*

## PLANNING COMMISSION BRIEFING OF MARCH 28, 2002

### Planning and Development Department

#### Briefing

#### **MINUTES - Continued:**

##### ITEM 17 [Z-0002-02] and ITEM 18 [Z-0002-02(1)]

MR. McCULLOCH noted that a related General Plan Amendment will be acted upon by the City Council and staff's suggestion is to hold these two items until the 4/25/2002 Planning Commission. He stated that new site plans should be coming forward for single family residential development. MR. GENZER mentioned that the applicant did not want to hold these items until 4/25/2002 because there would be no one available to represent the application.

##### ITEM 22 [V-0095-01] and ITEM 23 [Z-0097-01(1)]

Due to a clerical error, a re-notification will be required before this variance request and site development plan review can be acted upon. Staff's recommendation is to hold these items until the 4/25/2002 Planning Commission.

##### ITEM 1 [DB-0019-01]:

MR. McCULLOCH explained that it will be necessary to pull this item from the consent agenda to allow MR. GENZER ample time to clarify a number of issues.

##### ITEM 21 [Z-0024-99(37)]:

MR. McCULLOCH noted that the applicant's revised request for ML designation meets with staff's approval.

##### ITEM 24 [DA-0001-02] and Item 20 [Z-0099-01(1)]:

MR. McCULLOCH said that Item 20 [Z-0099-01(1)] is a related item therefore Item 24, the Development Agreement should be heard prior to it. COMMISSIONER EVANS noted that at the previous Planning Commission meeting just he and COMMISSIONER GOYNES were eligible to vote. MARGO WHEELER referenced Section 3.01 of the Development Agreement as it related to the number of parking spaces and would provide additional information when the items come forward for discussion.

##### ITEM 27 [TM-0005-02]:

Relating to the width of the streets, MR. McCULLOCH noted that although the original request was approved for 28-foot wide streets which the applicant desires, a modification to one of the conditions is recommended by staff that subjects this development to City Department Statutes rather than State Subdivision Statutes.

# *City of Las Vegas*

## PLANNING COMMISSION BRIEFING OF MARCH 28, 2002

### Planning and Development Department

#### Briefing

#### **MINUTES - Continued:**

##### ITEM 28 [GPA-0048-01]:

MR. McCULLOCH noted that the request is to add an additional parcel to the south and because of the request for office designation, there have been a number of protests.

##### ITEM 37 [U-0014-02]:

This item has been determined to be incompatible with the General Plan designation with staff recommending denial. The application is for a Special Use Permit for a Transitional Living Group Home. Planning Supervisor CHRIS GLORE added that a year ago this property was part of a General Plan Amendment.

##### ITEM 52 [Z-0139-88(41)]:

MR. McCULLOCH stated that staff is recommending either denial of this request or having it stricken. The applicant has not yet provided new plans for this application.

##### ITEM 53 [DB-0004-02]:

MR. McCULLOCH explained that the original proposal included lights whereas the modification excludes the lights, yet is more detailed. If the appeal is approved, staff recommends the developer install view walls instead of solid block walls. MR. GLORE added that staff had no recommendation because the revision did not include lights.

##### ITEM 59 [TA-0005-02] and ITEM 26 [GPA-0047-01]:

Being related to Item 26 [GPA-0047-01], MR. McCULLOCH stated that Item 59 should be pulled forward to be heard prior to Item 26. SCOTT ALBRIGHT, gave a brief explanation for COMMISSIONER McSWAIN relating to Item 26 when she inquired about lot sizes having to meet requirements. He also handed out a revised map.

##### ITEM 6 [TM-0012-02]:

MR. McCULLOCH explained that this item was to have gone before the City Council on 3/6/2002; however in the interim it was stricken so it was never put on the agenda.

##### ITEM 46 [MSP-0002-02]:

MR. McCULLOCH handed out colored elevations to each of the Commissioners. The resignation of Supervisor, CHRIS GLORE, was announced and all COMMISSIONERS were invited to attend his farewell luncheon on 4/2/2002. CHRIS' last official business will take place at the 4/3/2002 City Council.

PAUL BENGSTON, new Planner I with the Planning & Development Department, was introduced.

**BRIEFING ADJOURNED AT 5:50 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT [www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: CHAIRMAN GALATI, VICE CHAIRMAN RICHARD TRUESDELL, COMMISSIONERS STEVEN EVANS, LAURA MCSWAIN AND STEPHEN QUINN

EXCUSED: COMMISSIONERS MICHAEL BUCKLEY AND BYRON GOYNES

ALSO PRESENT: DIRECTOR ROBERT GENZER, PLANNING & DEVELOPMENT, - MANAGER JOHN KOSWAN, PLANNING & DEVELOPMENT - MANAGER MARGO WHEELER, PLANNING & DEVELOPMENT - SUPERVISOR CHRIS GLORE, PLANNING & DEVELOPMENT - SENIOR PLANNER JOEL McCULLOCH, PLANNING & DEVELOPMENT - SENIOR PLANNER SCOTT ALBRIGHT, PLANNING & DEVELOPMENT - PLANNER II LAURA MARTIN, PLANNING & DEVELOPMENT - PLANNER I PAUL BENGTON, PLANNING & DEVELOPMENT DEPT. - PLANNING TECHNICIAN SEAN GERBER, PLANNING & DEVELOPMENT DEPT. - PROJECT ENGINEER DAPHNEE LEGARZA, PUBLIC WORKS, PROJECT ENGINEER RICK SCHRODER, PUBLIC WORKS - DEPUTY CITY ATTORNEY BRYAN SCOTT, CITY ATTORNEY'S OFFICE - DEPUTY CITY CLERK DEENY ARAUJO, CITY CLERK'S OFFICE, AND DEPUTY CITY CLERK LINDA OWENS, CITY CLERK'S OFFICE

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**SUBJECT:**

Approval of the minutes of the February 28, 2002 Planning Commission Meeting

**MOTION:**

**TRUESDELL - APPROVED - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

There was no discussion.

(6:01 - 6:02)

**1-43**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**CHAIRMAN GALATI noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DB-0019-01 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY -** Proposed amendment to the Las Vegas Redevelopment Plan implementation designations **WITHIN AREA 5C TO ALLOW PF (PUBLIC FACILITY) LAND USES**, located within the area bounded by South 14<sup>th</sup> Street and South Bruce Street on the west; Ogden Avenue and Sunrise Avenue on the north; Eastern Avenue on the east; Charleston Boulevard and Fremont Street on the south; and north and south of Charleston Boulevard between Main Street on the west and Bruce Reese) and Ward 5 (Weekly).Street on the east as approved by the Redevelopment Agency (APN: multiple), Ward 3 (

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report

**MOTION:**

**TRUEDELL - APPROVED - UNANIMOUS with BUCKLEY and GOYNES excused**

**CHAIRMAN GALATI** said the Clark County School District is a client of his firm and the first time this item appeared before the Planning Commission he abstained because it was for the benefit of a school. **DEPUTY CITY ATTORNEY BRYAN SCOTT** noted that a school is not on this application. **CHAIRMAN GALATI** said in that case he would vote on this item.

**To be heard by the City Council on 4/3/2002.**

**MINUTES:**

**NOTE:** A Verbatim Transcript is made a part of the Final Minutes.

**CHAIRMAN GALATI** stated this is a Consent item.

**ROBERT GENZER**, Planning and Development, read a prepared statement as follows:



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 1 - DB-0019-01

**MINUTES - Continued:**

*"This item was originally considered by the Planning Commission on January 24, 2002 and was forwarded to the City Council with a recommendation of approval. Subsequent to that action it was determined that the proper procedure for amending the Redevelopment Plan had not been followed and staff was directed to submit an application for consideration by the Redevelopment Agency at a public hearing.*

*The Redevelopment Agency received public testimony on the item at its meeting on March 20, 2002. At that hearing two speakers indicated their support for the proposed amendment, one speaker voiced concern about possible detrimental affects of such a change on commercially zoned properties, and one speaker raised the issue of whether or not a formal change to the designation for Area 5C was even required citing section 510.14 of the Redevelopment Plan that allowed for public uses in any area of the plan. The Redevelopment Agency, after hearing the testimony, voted to approve the amendment as requested and directed staff to research the contention that the amendment was not needed prior to the item being reheard by the Planning Commission.*

*The City Attorney's office has reviewed the Municipal Code requirements challenged at the Redevelopment Agency hearing and has determined that the referenced provision has been repealed and amended by Bill 92-6, Ordinance No. 3637 adopted by the City Council on April 1, 1992. The provisions of the amended plan provide that public facilities are permitted only within certain designated areas within the Redevelopment Area. Therefore, staff recommends that the Planning Commission once again forward this item to the City Council with a recommendation of approval."*

MR. GENZER felt a Public Hearing should be held on this item even though it is a Consent item.

ATTORNEY JOHN NETZORG appeared in order to represent Mary Bartsas, who is the landowner on several adjacent parcels, and objected to this amendment. A school is going to be built at Bruce and Sunrise, but the City wants to amend the entire Charleston Boulevard corridor for over a mile. There is no need for a school at Las Vegas Boulevard and Charleston Boulevard, nor at Charleston Boulevard near the railroad yard. No reason has been given for this amendment or how it is in conformity with the redevelopment laws. There has not been any study done to change the zoning for Charleston Boulevard and Fremont Street. If this amendment is approved, everyone in this neighborhood, according to the Nevada Supreme Court, will be barred from contesting it. The public has 90 days after this amendment to appeal if they don't want a school at Charleston Boulevard and Las Vegas Boulevard. This could have serious consequences.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 1 - DB-0019-01

**MINUTES - Continued:**

PETE GHAFARI, 1731 East Fremont Street, owner of 1.95 acres of land across the street from this site, appeared in objection. He was concerned about the safety of the children living in the area. The C-2 zoning should remain.

TODD FARLOW, 240 North 19th Street, appeared in approval. The schools in the area are overcrowded so new ones are badly needed.

CHAIRMAN GALATI said this amendment will allow PF (Public Facility) in the entire area.

DEPUTY CITY ATTORNEY BRYAN SCOTT responded that the addition of PF (Public Facility) does not take away from the existing uses, which is high density and service commercial, it just adds another use.

COMMISSIONER EVANS asked what the allowable uses in PF (Public Facility) include. DEPUTY CITY ATTORNEY SCOTT explained that all governmental and quasi-governmental uses, such as schools, playgrounds, libraries, city buildings, fire stations, etc., are allowed.

MR. GENZER added that his staff has begun the process of looking at the entire redevelopment plan for the City of Las Vegas. What may come out of that process would be to break up 5C. The plan will not be changed just for one parcel.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:07 - 6:09)

**1-200**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0008-02 - LAMPLIGHT VILLAGE UNIT 5 - CARINA CORPORATION** - Request for a Tentative Map for 57 lots on 10.39 acres located adjacent to the east side of Cimarron Road, approximately 1,300 feet north of Farm Road (APN: 125-16-501-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUESDELL - ABEYANCE to the 4/11/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance until the 4/11/2002 Planning Commission meeting so that a related Site Plan Review can be acted upon at the City Council.

DEBI GUMA, Taney Engineering, 4445 South Jones Boulevard, said staff informed her company that they would like this item held in abeyance. She agreed to having it held to the next meeting.

There was no further discussion.

(6:02 - 6:04)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0009-02 - SPRING MOUNTAIN RANCH UNIT 60 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Tentative Map for 251 lots on 41.06 acres located adjacent to the southeast corner of Fort Apache Road and Log Cabin Way (APN: 125-05-301-001 through 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

1-200

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 3 - TM-0009-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews [Z-0070-01(1) and Z-0095-01(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Submit a Petition of Vacation to both the City of Las Vegas and Clark County for Dapple Grey Road and the east and west sides of Campbell Road where in conflict with this proposal. Petition of vacations shall be approved by the City Council and Clark County Commission, whichever appropriate, prior to the submittal of a Final Map Technical Review for this development. The Order of Vacations shall record prior to the issuance of any building or grading permits or recordation of a Final Map overlying the area to be vacated.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 3 - TM-0009-02

**CONDITIONS - Continued:**

8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. The Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts.
10. Site development to comply with all applicable conditions of approval for Z-70-01, Z-70-01(1) and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0010-02 - TOWN CENTER ASSEMBLAGE L-TC 55 #1 - PARDEE CONSTRUCTION COMPANY, NEVADA - Request for a Tentative Map for 116 lots on 20 acres located adjacent to the east side of Tee Pee Lane between Dorrell Lane and Deer Springs Way (APN: 125-19-601-005, 006, 013, 014 and 015), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

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**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

1-200

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 4 - TM-0010-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0086-01), Site Development Plan Review [Z-0086-01(1)], and all subsequent site related actions, as required by the City of Las Vegas Planning and Development, and Public Works Departments.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-15-02 must record prior to the recordation of any Final Maps for this site.
7. Dedicate 19.5 feet of right-of-way adjacent to this site for Chieftan Street and dedicate a 25 foot radius on the southeast corner of Dorrell Street and Tee Pee Lane and Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Tee Pee Lane and Deer Springs Way prior to the issuance of any permits.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 4 - TM-0010-02

**CONDITIONS - Continued:**

8. If not already constructed, extend oversized public sewer in El Capitan Way to Deer Springs Way, in Deer Springs Way to the western edge of this development and provide a public sewer stub at the northeast corner of this site to locations and depths acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Public drainage easements must be common lots to be privately maintained by a homeowner's association for all public drainage not located within existing public street right-of-way.
10. Provide public pedestrian access easements for all sidewalks located outside the public rights-of-way on all interior local streets.
11. The Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts.
12. Site development to comply with all applicable conditions of approval for Z-0086-01, Site Development Plan Review, Z-0086-01(1) and Petition of Vacation VAC-0015-02.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0011-02 - EL CAPITAN/O'HARE - ARVILLE AND ROBINDALE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 129-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 37.1 acres located adjacent to the southwest corner of Log Cabin Way and El Capitan Way (APN: 125-05-302-002 through 011, 013, 014 and 015), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16** subject to conditions - **UNANIMOUS** with **McSWAIN** abstaining on Item 5 as a client of her firm is involved in this project.

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 5 - TM-0011-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0104-01(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
7. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
8. The Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 5 - TM-0011-02

**CONDITIONS - Continued:**

9. Submit a Petition of Vacation for the east half of Campbell Road adjacent to Assessor Parcel Number APN #125-05-302-002, the north half of Jakes Way, and portions of O'Hare Avenue adjacent to this site. Such vacation shall be approved by the City Council prior to the submittal of a Final Map Technical Review for this site. Additionally, an application to vacate the east portion of Campbell Road adjacent to APN #125-05-302-001 must be submitted to Clark County and receive County Commission approval prior to the submittal of a Final Map Technical Review for this site. Orders of Vacation for both the County Vacation Application and this Vacation Application shall record simultaneously; if one cannot be recorded for any reason, neither shall record. The Orders of Vacation shall record prior to the recordation of a Final Map adjacent to or overlying the area to be vacated.
10. Construct public sewer stubs to the Not-A-Part parcel located at the southeast corner of Campbell Road and Log Cabin Way concurrent with development of this site. Provide public sewer easements for all public sewers not located in existing public right-of-way. Also, provide dry public sewer in El Capitan Way adjacent to this development from O'Hare Avenue northward to the northern edge of this development concurrent with development of this site.
11. Public drainage easements must be common lots to be privately maintained by a homeowner's association for all public drainage not located within existing public street right-of-way.
12. Site development to comply with all applicable conditions of approval for Z-104-01 and all other site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TM-0012-02 - DAY DAWN VIII - NEVADA HOMES GROUP** - Request for a Tentative Map FOR A 40-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.2 acres located adjacent to the southwest corner of Gowan Road and the Jensen Road alignment (APN: 138-07-301-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD9 (Residential Planned Development - 9 Units Per Acre), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 6 - TM-0012-02

**CONDITIONS - Continued:**

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0016-96(6)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
8. Site development to comply with all applicable conditions of approval for Z-16-96(6) and all other subsequent site related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TM-0013-02 - TENAYA AND OAKY - AMERICAN PREMIERE HOMES - Request for a Tentative Map FOR A 9-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.36 acres located adjacent to the northwest corner of Tenaya Way and Oaky Boulevard (APN: 163-03-212-001 through 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 1 (M. McDonald).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

1-200

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 7 - TM-0013-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0006-02(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-19-02 must record prior to the recordation of a Final Map for this site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 7 - TM-0013-02

**CONDITIONS - Continued:**

10. The Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts.
11. Site development to comply with all applicable conditions of approval for Z-6-02, Z-6-02(1) and all other site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**U-0149-99(1) - KOLOB, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for an Extension of Time of an approved Special Use Permit FOR A SUPPER CLUB on 3.88 acres located adjacent to the northeast corner of Centennial Parkway and El Capitan Way (APN: 125-20-801-002), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0149-99).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**U-0152-99(1) - KOLOB, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for an Extension of Time of an approved Special Use Permit FOR A CONVENIENCE STORE WITH FUEL PUMPS on 3.88 acres located adjacent to the northeast corner of Centennial Parkway and El Capitan Way (APN: 125-20-801-002), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

1-200

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 9 - U-0152-00(1)

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0152-99).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**U-0153-99(1) - KOLOB, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for an Extension of Time of an approved Special Use Permit FOR AN AUTOMATIC CAR WASH on 3.88 acres located adjacent to the northeast corner of Centennial Parkway and El Capitan Way (APN: 125-20-801-002), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0153-99).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**U-0154-99(1) - KOLOB, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for an Extension of Time of an approved Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR on 3.88 acres located adjacent to the northeast corner of Centennial Parkway and El Capitan Way (APN: 125-20-801-002), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0154-99).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**U-0155-99(1) - KOLOB, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for an Extension of Time of an approved Special Use Permit FOR A RESTAURANT WITH DRIVE THRU on 3.88 acres located adjacent to the northeast corner of Centennial Parkway and El Capitan Way (APN: 125-20-801-002), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0155-99).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**U-0156-99(1) - KOLOB, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for an Extension of Time of an approved Special Use Permit FOR AN OFF-PREMISE LIQUOR ESTABLISHMENT on 3.88 acres located adjacent to the northeast corner of Centennial Parkway and El Capitan Way (APN: 125-20-801-002), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0156-99).



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0008-02(A) - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL** - Petition to annex 113.23 acres generally located adjacent to the southwest corner of the intersection of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-002, 005, 006, 007, 008, 009, 010, 011, 013, 125-18-201-001, 002, 004, 005, 006, and 007), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16** subject to conditions - **UNANIMOUS** with **McSWAIN** abstaining on Item 5 as a client of her firm is involved in this project.

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

**CHAIRMAN GALATI** stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

**1-200**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0009-02(A) - ERIC AND JOSEPH CRUZ** - Petition to annex 0.87 acres generally located on the west side of Shadow Mountain Place, approximately 190 feet south of Lake Mead Boulevard (APN: 138-24-304-002), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16** subject to conditions - **UNANIMOUS** with **McSWAIN** abstaining on Item 5 as a client of her firm is involved in this project.

To be forwarded to the City Council in Ordinance form.

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

1-200

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0010-02(A) - RANDY AND LORI BENJAMIN, ET AL -** Petition to annex 2.5 acres generally located 330 feet south of Alexander Road, 1400 feet west of Hualapai Way (APN: 137-12-501-005), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report

**MOTION:**

**TRUEDELL - APPROVED ITEMS 3 THROUGH 16 subject to conditions - UNANIMOUS with McSWAIN abstaining on Item 5 as a client of her firm is involved in this project.**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:09)

1-200

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0002-02 - ELKHORN DECATUR CORNER TRUST ON BEHALF OF HOLDEN DEVELOPMENT COMPANY, LIMITED** - Request for a Rezoning FROM: R--E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 15.62 acres located adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APN: 125-13-803-008, 010, 014, and 015), PROPOSED USE: 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends ABEYANCE to the April 25, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List

**MOTION:**

**TRUEDELL - TABLED ITEM 17 [Z-0002-02] and ITEM 18 [Z-0002-02(1)] - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, requested Item 17 [Z-0002-02] and Item 18 [Z-0002-02(1)] be tabled in order to receive revised site plans from the applicant.

GREG BORGEL, 300 South 4th Street, appeared in order to represent the applicant and accepted staff's request to have Item 17 [Z-0002-02] and Item 18 [Z-0002-02(1)] be tabled.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 17 [Z-0002-02] and Item 18 [Z-0002-02(1)] was held under Item 17 [Z-0002-02].

(6:04 - 6:05)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0002-02(1) - ELKHORN DECATUR CORNER TRUST ON BEHALF OF HOLDEN DEVELOPMENT COMPANY, LIMITED** - Request for a Site Development Plan Review FOR A 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.62 acres generally located on the west side of Decatur Boulevard approximately 250 feet north of Elkhorn Road (APN: 125-13-008, 010, 014, and 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends ABEYANCE to the April 25, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List

**MOTION:**

**TRUESDELL - TABLED ITEM 17 [Z-0002-02] and ITEM 18 [Z-0002-02(1)] - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, requested Item 17 [Z-0002-02] and Item 18 [Z-0002-02(1)] be tabled in order to receive revised site plans from the applicant.

GREG BORGEL, 300 South 4th Street, appeared in order to represent the applicant and accepted Item 17 [Z-0002-02] and Item 18 [Z-0002-02(1)] be tabled.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 18 - Z-0002-02(1)

**MINUTES - Continued:**

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 17 [Z-0002-02] and Item 18 [Z-0002-02(1)] was held under Item 17 [Z-0002-02].

(6:04 - 6:05)

**1-90**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0006-02 - GERALDINE HUGHES** - Request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY located adjacent to the south side of Vegas Drive, approximately 100 feet west of Pyramid Drive (APN: 139-30-501-003), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Telephone List
5. Letters in Opposition

**MOTION:**

**QUINN - APPROVED** subject to conditions - **UNANIMOUS** with **BUCKLEY** and **GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this mini-storage facility can be constructed in a manner that is harmonious and compatible with existing land uses and those allowed by the General Plan. In addition, this site is physically suited for the type and intensity of use being proposed and the existing streets surrounding the site will not be negatively affected. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 19 - U-0006-02

**MINUTES - Continued:**

CRAIG MOORE, 4427 Via Torino, appeared on behalf of the applicant. This item was before the Planning Commission previously and held in abeyance. Since that meeting all the drawings have been redone and buffers put in. Previously there was 10 feet of landscaping in the front and now there is 20 feet of landscaping where 15 feet is required. This is completely in conformance with all the City's guidelines.

TODD FARLOW, 240 North 19th Street, appeared in favor as long as the landscaping and sidewalks are in conformance. CHAIRMAN GALATI explained that this application is only for the use and the site plan will be coming forward at another meeting.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:22 - 6:26)

**1-670**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a mini-storage use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0071-98) and Site Development Plan Review [Z-0071-98(4)].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0099-01(1) - CAPITAN REAL ESTATE TRUST ON BEHALF OF REALTY MANAGEMENT, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 274-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND 16,000 SQUARE FOOT OF COMMERCIAL SPACE on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road (APN: 125-20-201-006, 007, and 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions and additional condition to require the applicant to work with Planning staff to resolve issues regarding handicap parking, landscape planter fingers, and parking lot layout for the commercial area and any additional areas of concern prior to this project going before the City Council. - **UNANIMOUS** with McSWAIN and TRUESDELL abstaining as this involves a client of their firms and BUCKLEY and GOYNES excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 28, 2002

Planning & Development Department

Item 20 - Z-0099-01(1)

**MINUTES - Continued:**

MARGO WHEELER, Planning and Development, stated this entails a Site Plan Review for a commercial and residential project. The commercial portion fronts El Capitan Way with residential above it. This project includes the continuation of Dorrell Lane, which goes through to El Capitan Way and will connect with the commercial project on the other side of El Capitan Way, which is part of the Montecito development. This project meets the goals and intents of the Town Center zoning in that it includes a mixed use project. The site plan indicates there are some changes from what is in the Commissioners' packets. Primarily the applicant is requesting parking immediately adjacent to El Capitan Way. That is handled through the Development Agreement under Item 24 [DA-0001-02] on this agenda. The density of the residential development is compatible with the requirements and intent of Town Center. The applicant has worked closely with City staff and the residents in this area to have a project that furthers the goals of Town Center. There is an additional condition for the applicant to work with City staff with regard to the parking and provide a landscape plan prior to this project going before the City Council. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared on behalf of the applicant. The Planning Commission recommended approval about a month ago of a General Plan Amendment for Suburban Mixed Use and also approval for the zone change. However, the site plan was held for 30 days, which is this item.

MANUEL ARIAS, 8237 Fawn Heather Court, appeared in approval. He asked when projects are reviewed by the Architectural Review Committees in Town Center and Centennial Hills. JOHN KOSWAN, Planning and Development, replied that there is a regular schedule set for those meetings and when they come forward prior to building permits, the billboards/signs will go before the Centennial Hills Architectural Review Committee. The surrounding residents will be noticed prior to those meetings.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 24 [DA-0001-02] for related discussion.

(6:26 - 6:36)

1-820

PLANNING COMMISSION MEETING OF MARCH 28, 2002

Planning & Development Department

Item 20 - Z-0099-01(1)

**CONDITIONS:**

Planning and Development

1. The City Council shall approve a General Plan Amendment (GPA-0056-01) to SX-TC (Suburban Mixed Use) on APN: 125-20-201-006, and a Rezoning (Z-0099-01) to a TC (Town Center) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. A cross-section of the parkway trail along El Capitan Way shall be submitted and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The building elevations shall be revised, and approved by Planning and Development Department staff prior to the time application is made for a building permit, indicating compliance with the Urban Center Mixed Use land use category.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. A six-foot high decorative block wall, with at least 20 percent contrasting materials, shall be constructed along the side and rear property lines. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF MARCH 28, 2002

Planning & Development Department

Item 20 - Z-0099-01(1)

**CONDITIONS - Continued:**

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Development Agreement shall be approved and executed by the developer and the city of Las Vegas prior to issuance of building permits.

**Public Works**

14. Dedicate 60 feet of right-of-way adjacent to the site for EL Capitan Way.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. The design and layout of all onsite circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
17. Site development to comply with the Town Center Development Standards, all applicable conditions of approval for Z-99-01, on this same agenda, and any other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0024-99(37) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain West Master Plan to modify the land use designations FROM: VC (Village Commercial), NC (Neighborhood Commercial), and L (Low Density Residential) TO: ML (Medium Low Density Residential) on approximately 22.5 acres; AND TO ADD APPROXIMATELY 20 ACRES INTO THE PLAN located on the south side of Gowan Road, between Cliff Shadows Parkway and the beltway alignment, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions - **UNANIMOUS** with **TRUESDELL** abstaining as the applicant is a client of his firm and **BUCKLEY** and **GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this application has been modified and renoticed since the last abeyance at the 2/28/2002 meeting. This request is to modify the subject parcels to Medium Low Density Residential from the previous request to allow Multi-Family Medium on these parcels. It is appropriate as the ML (Medium Low Density Residential) category will help to balance the multi-family to the west and the commercial to the south, with Low Density to the north of these 20 acres. In addition, staff has always contemplated that these parcels would be added to the Lone Mountain West Plan. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 21 - Z-0024-99(37)

**MINUTES - Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared on behalf of Focus Commercial Group. He urged approval of this item.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:36 - 6:37)

**1-1160**

**CONDITIONS:**

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan and Guidelines.

Public Works

2. An update to the previously approved Master Traffic Impact Analyses for the Lone Mountain Planned Development and the Lone Mountain West Planned Development must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analyses prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - V-0095-01 - NEVADA HOMES GROUP, INC. -**  
Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 29,185 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List
5. Letter in Opposition

**MOTION:**

**TRUESDELL - ABEYANCE of Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] to the 4/11/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated staff would like to have Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] held in abeyance until the 4/11/2002 Planning Commission meeting because the related rezoning request must be acted upon prior to taking action on these two items.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared in order to represent the applicant and concurred with holding Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] in abeyance to the 4/11/2002 meeting.

No one appeared in opposition.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 22 - V-0095-01

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] was held under Item 22 [V-0095-01].

(6:05 - 6:06)

**1-126**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0097-01(1) - NEVADA HOMES GROUP, INC. -**  
Request for a Site Development Plan Review FOR A 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION and for a Waiver of the Perimeter Landscape Requirement on Ahey Road on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List
5. Letter In Opposition

**MOTION:**

**TRUESDELL - ABEYANCE of Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] to the 4/11/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated staff would like to have Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] held in abeyance until the 4/11/2002 Planning Commission meeting.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 23 - Z-0097-01(1)

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 22 [V-0095-01] and Item 23 [Z-0097-01(1)] was held under Item 22 [V-0095-01].

(6:05 - 6:06)

**1-126**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - DA-0001-02 - CAPITAN REAL ESTATE TRUST ON BEHALF OF REALTY MANAGEMENT, INC.** - Request for a Development Agreement on approximately 15 acres TO ESTABLISH A SET OF DEVELOPMENT STANDARDS FOR AN AREA WITH THE URBAN CENTER MIXED USE (UC-TC) WITHIN THE TOWN CENTER ZONING DISTRICT on property generally located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road (APN: 125-20-201-006, 007 and 008), TC (Town Center) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions - **UNANIMOUS** with McSWAIN and TRUESDELL abstaining as this involves a client of their firms and BUCKLEY and GOYNES excused

To be forwarded to the City Council in Ordinance form. **Subsequent to the meeting, it was determined that this item would be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 24 - DA-0001-02

**MINUTES - Continued:**

MARGO WHEELER, Planning and Development, said this Development Agreement is based upon the recommendation for UC (Urban Center Mixed Use) within Town Center. The UC zoning requires this Development Agreement. The issues of the Development Agreement center around Janette Lane, which should be limited to 60 feet in width and not the required 80 feet. Staff feels that is appropriate as it is only providing access to a few properties to the south. Another issue is the parking on El Capitan Way pursuant to the site plan. There is a change in the Development Agreement in Section 3.01 which recommends the elimination of 599 spaces. The applicant will still have to meet the parking code requirements. Staff recommended approval in conjunction with Item 20 [Z-0099-01(1)], subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared on behalf of the applicant. The Planning Commission recommended approval about a month ago for a General Plan Amendment for Suburban Mixed Use and also approval for the zone change. However, the site plan was held for 30 days.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 20 [-0099-01(1)] for related discussion.

(6:26 - 6:36)

**1-820**

**CONDITIONS:**

Planning and Development

1. The City Council shall approve a General Plan Amendment (GPA-0056-01) to SX-TC (Suburban Mixed Use) on APN: 125-20-201-006, and a Rezoning (Z-0099-01) to a TC (Town Center) Zoning District.
2. All development shall be in conformance with the approved site plan.
3. Development Agreement shall be approved and executed by the developer and the city of Las Vegas prior to the issuance of building permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0100-64(180) - CITY OF LAS VEGAS REDEVELOPMENT AGENCY ON BEHALF OF PIONEER ENDEAVORS** - Request for a Site Development Plan Review FOR A PROPOSED 72,178 SQUARE FOOT FOUR-STORY RETAIL/OFFICE BUILDING, FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN LANDSCAPE REQUIREMENT, AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.56 acres adjacent to the southeast corner of Fourth Street and Clark Avenue (APN: 139-34-303-002), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this office building is allowed within the C-2 (General Commercial) zoning district. Further, with the conditions regarding the screening of the service boxes, relocation or burial of existing overhead transmission lines, irrigated ground landscaping, façade improvements, and redesign of the handicapped parking this request will meet the standards of the Downtown Centennial Plan. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 25 - Z-0100-64(180)

**MINUTES - Continued:**

MARK SCHIEFF, 7471 Darby Avenue, appeared on behalf of the owners/developers of Pioneer Endeavors. Since the last meeting they met with staff and have agreed to all the conditions, except the following two: Condition 4 refers to the power lines being relocated or buried. The Centennial Plan uses language that says, *when feasible and for significant projects*. The power poles are not on the parcel being developed, but across the alley on a different owner's undeveloped property. This is not a significant project. It is a three-owner, three-floor office building. The Planning Commission has waived this requirement on other applications. Secondly, in regard to Condition 9, the parking meets the City's parking requirements, as well as Federal handicap parking standards.

MR. McCULLOCH responded that the handicapped parking does not meet the City's standards because an access aisle is required on both sides of a handicapped space. However, they meet the Federal requirement for access aisles for handicapped parking, so staff feels that since they meet those requirements the handicapped parking would be sufficient.

No one appeared in opposition.

COMMISSIONER EVANS felt the utilities should be underground for the beautification of the downtown area. MR. SCHIEFF commented that because of the size of the building the poles would be shielded.

DEPUTY CITY ATTORNEY BRYAN SCOTT said it would be a problem to put utility poles on someone else's property, unless permission was obtained from that owner.

MR. SCHIEFF said they will be putting parking under the ground floor, which is costly for a small building. Additional parking can be found in the City's parking garage two blocks away.

MR. SCHIEFF offered to pay for half the cost of the underground utilities. He agreed that having the power lines underground would be more attractive.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 25 - Z-0100-64(180)

**MINUTES - Continued:**

CHAIRMAN GALATI thought the Nevada Power Company will want to rework the power lines for this area.

COMMISSIONER McSWAIN was concerned about the trash areas. MR. SCHIEFF responded that the trash enclosure is enclosed on three sides and has a gate.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:37 - 6:55)

**1-1218**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The service boxes located along the alley shall be screened with a decorative secured gate to screen them from views from adjacent buildings, streets and driveways as required by the Planning and Development Department.
4. The utility transmission lines in the alley adjacent to this property shall be relocated or buried.
5. A final development agreement with the city of Las Vegas for sale of property and off-site parking shall be executed prior to issuance of building permits.
6. All landscaping shall be in irrigated ground, not pots around the perimeter of the building.
7. The façade along Fourth Street shall incorporate awnings or shade structures above the storefront glass.
8. 70 percent of the ground floor building walls shall be transparent glazing at retail areas.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 25 - Z-0100-64(180)

**CONDITIONS - Continued:**

9. The handicap parking spaces on the first floor shall be redesigned to conform to Federal handicap parking standards.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
17. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 25 - Z-0100-64(180)

**CONDITIONS - Continued:**

Public Works

18. Remove all substandard public street improvements and alley improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
21. Landscape and maintain all unimproved right-of-way on Fourth Street and Clark Avenue adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fourth Street and Clark Avenue public right-of-way adjacent to this site prior to occupancy of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - GPA-0047-01 - CITY OF LAS VEGAS** - Request to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection FROM: SC (Service Commercial) TO: O (Office); FROM: R (Rural Density Residential) TO: DR (Desert Rural Density Residential); FROM: O (Office) TO: DR (Desert Rural Density Residential) and; FROM: L (Low Density Residential) TO: DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan, APN: multiple, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**3**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report
3. Telephone List
4. Letter In Approval
5. Letter In Opposition

**MOTION:**

**TRUEDELL - DENIED** - Motion for APPROVAL subject to conditions and Desert Rural for additional parcels 162-05-512-002, 162-05-112-009, and 162-05-512-009 did not carry because a super majority vote was not obtained so it is tantamount to a Denial with QUINN abstaining as he lives in the area and BUCKLEY and GOYNES excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open. He explained that a General Plan Amendment requires five YES votes, which will not be possible at this meeting because there are five Commissioners present, but one will be abstaining.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 26 - GPA-0047-01

**MINUTES - Continued:**

SCOTT ALBRIGHT, Planning and Development, stated this is a proposal to create some Desert Rural neighborhoods from a Rural Density. That will impact the Rancho Circle neighborhood, the Rancho Nevada, Mountain View Tract, Palomino Estates, Scotch 80's, and some of the properties along Ashby Avenue. The second amendment involves the Charleston Boulevard corridor. Initially it involved from Valley View Boulevard to Martin L. King Boulevard. At the 1/10/2002 meeting there were concerns about that particular segment of the corridor between Rancho Drive and Martin L. King Boulevard in which 52% of the existing businesses would be impacted and result in undue hardships. That portion of the corridor has been removed and a change has been requested from Service Commercial to Office. Section 19A.18.030 of the City of Las Vegas Zoning Ordinance requires four conditions be met, which are being met in this application. There are currently three properties along Cahlan Drive, Campbell Drive and Strong Drive which are designated for Service Commercial uses. The proper zoning would be Desert Rural to keep with the spirit of the preservation of the neighborhood. Those parcel numbers are: 162-05-512-002, 162-05-112-009, and 162-05-512-009.

Staff held an additional neighborhood meeting on 3/7/2002 to give those businesses and property owners along the Charleston Boulevard corridor an opportunity to voice their opinions. Seven property owners attended the meeting, although 300 owners had been notified of the meeting.

Staff recommended approval.

ROGER TABOR, 2600 Ashby Avenue, appeared in approval. He thanked everyone involved for protecting his neighborhood.

COMMISSIONER McSWAIN requested Rancho Bel Air be considered in a General Plan Amendment. MR. ALBRIGHT felt staff could initiate a General Plan Amendment for that purpose. The Rancho Bel Air area does not have the State Statute requirements or the zoning that would be compatible with the DR Land Use category, so the study did not recommend a change.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 59 [TA-0005-02] for related discussion.

(6:55 - 7:11)

1-1911

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - TM-0005-02 - SPRING MOUNTAIN RANCH LOT 90 LOTS 1 AND 2 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Tentative Map and a Waiver of the Las Vegas Subdivision Ordinance (Title 18) regarding minimum private street widths for 149 lots on 13.60 acres adjacent to the north side of Racel Street, east of Fort Apache Road, R-PD12 (Residential Planned Development-12 Units Per Acre) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - ABEYANCE to the 4/11/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the applicant would like to have this item held in abeyance until the 4/11/2002 Planning Commission meeting.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared in order to represent the applicant and requested this item be held in abeyance to the 4/11/2002 meeting.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:05 - 6:06)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - GPA-0048-01 RICHARD AND DAWN SCHROEDER REVOCABLE TRUST ON BEHALF OF MATRIX CONSTRUCTION** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: O (Office) on 3.67 acres located at 3340 North Rainbow Boulevard (APN: 138-11-401-001 and 006), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**29**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**138**

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report
3. Telephone List
4. Letter In Opposition

**MOTION:**

**McSWAIN - DENIED - Motion carried with QUINN voting NO and BUCKLEY and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this site is surrounded by Desert Rural zoning. There are SC [Service Commercial] properties located at Rainbow Boulevard and Cheyenne Avenue that are non-contiguous to the subject site. The Centennial Hills Sector Plan calls for commercial and office uses to be located within Town Center and this location is not within Town Center. There was a neighborhood meeting held on 1/18/2002 where there were 32 residents in attendance and the majority were in opposition. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 28 - GPA-0048-01

**MINUTES - Continued:**

BRENT LOVETT, Matrix Construction Consulting, 3310 West Charleston Boulevard, indicated on the overhead the location of this piece of property along Rainbow Boulevard. Richard and Dawn Schroeder moved on this property in 1952 to enjoy a rural lifestyle. The population of Las Vegas at that time was 52,000 people. At the present time Las Vegas is over 1.4 million people and horses and chickens are unacceptable in this area.

The site is located just north of Cheyenne Avenue and bordered on the east by a vacant RE parcel, to the north is 60-foot wide Buckskin Avenue, and then single family homes which face Buckskin Avenue. The property to the south is a medical office building located on a County island. On the corner of Rainbow Boulevard and Cheyenne Avenue is a day care center and smog center. The property to the west is 100-foot wide Rainbow Boulevard with single-family homes behind block walls, which do not face Rainbow Boulevard. The rest of the area is zoned mixed commercial and higher density residential. This property has 600 feet of frontage on Rainbow Boulevard, which lends itself to low-key office development. There is a high volume of traffic traveling in front of this site. The existing zoning calls for six homes to face Rainbow Boulevard. There were various ways this property could be developed, but it was decided to construct a medical office building. A lot of time has been spent with the neighbors to determine how this site should be developed. The adjacent property owners are in support of this office building. The neighbors want a development where people can go home at night. The property at the corner of Atwood Avenue and Rainbow Boulevard will be combined with this parcel to make one piece. The building size is 62,000 square feet. There will be a block wall on all three sides and a higher block wall on the east property line. The block walls will be lowered at the corners to assist with traffic visibility. The landscape buffers will be widened along the edges to 10 feet with trees 16 feet on center. They will fund a speed bump on Buckskin Avenue and one on Atwood Avenue to slow the traffic down. There will not be any lights shining from the building towards the residential area. The exterior design will be changed to have French doors to promote a residential theme. The developers met with the neighbors in their homes.

The City of Las Vegas has encroached on the applicant's rights by expanding Rainbow Boulevard to 100 feet. This has created a financial hardship due to the increased traffic and noise upon the applicant, thus reducing the property value as a single-family ranch estate. The current planning for the Rainbow Boulevard area is rural estates, yet none of the recent developments have followed that model. All single-family residential developments are behind walled fences along major arterials.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 28 - GPA-0048-01

**MINUTES - Continued:**

TODD FARLOW, 240 North 19th Street, appeared in favor and indicated he was impressed with the applicant's homework.

JANNICE LIS, 6550 Buckskin Avenue, appeared in protest. The way this property was presented to the neighbors was that the applicant was going to request an office building. If that was not approved, they would try for multi-family. If that was not approved, they would try for 14 homes. Since the traffic will go out onto Rainbow Boulevard, they will not be able to go south on Rainbow Boulevard, so the traffic will be going down Buckskin Avenue, particularly while the children are going to school.

ANTON SNYDER, Rainbow and Atwood, appeared in approval. This property is an eyesore. The traffic is quite heavy in the area. It will be a beautiful building.

CAROLYN CAMERON, 6635 West Atwood Avenue, appeared in protest. She would like to preserve the Desert Rural density. There are issues of the children in the area and water consumption.

MANUEL ARIAS, Timberlake, 8237 Fawn Heather Court, appeared in protest. This project is not compatible with the neighborhood. There are a large number of residents in protest.

JOSEPH LIS, 6550 Buckskin Avenue, appeared in protest. Since he moved into the area a park has been put in with lights, etc. The neighbors would only be in approval of six homes developed on this property. He objected to having an access on Rainbow Boulevard.

BARRY STEVENS, 6751 Rocking Horse Avenue, appeared in protest. His main objection was the increase in traffic. It was presented at a neighborhood meeting that this property would either be developed as an office building or high density apartments/condominiums.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 28 - GPA-0048-01

**MINUTES - Continued:**

BRENT LOVETT appeared in rebuttal. He spent time speaking with the adjacent homeowners prior to this meeting. The applicant indicated to the neighbors what could happen if this office building was not approved, but it was not presented that they would have to be in favor of this proposal or a less desirable project would be proposed. Mr. and Mrs. Schroeder moved into the area fifty years ago and raised horses. They protested higher density proposals in the area over the years, but this area has changed.

COMMISSIONER McSWAIN felt this project would perpetuate a development similar to those denied in other parts of this community.

COMMISSIONER TRUESDELL thought this would be an intense office development close to residential properties. From US-95 and Rainbow Boulevard north to Craig Road there is only one office project over one story. This building would be out of place.

COMMISSIONER QUINN said he would be willing to support this building if it were only one story. Everyone was against the one-story Ribeiro development on Rancho Road and now fifteen years later the residents in that neighborhood feel it is an asset. MR. LOVETT suggested bringing the single story up to the Rainbow Boulevard area and still keep the distances on the three sides.

CHAIRMAN GALATI clarified that this is an application for a General Plan Amendment, which does not include a site plan. This property is inappropriate for an office development. He declared the Public Hearing closed.

(7:11 - 7:47)  
**1-2643**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0033-97(29) - M B HOLDINGS, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Lone Mountain Master Plan TO ADD APPROXIMATELY 10 ACRES TO THE OVERALL PLAN AND TO DESIGNATE THE PARCELS AS MEDIUM LOW DENSITY RESIDENTIAL located north of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as KB Home Nevada, Inc. is a client of her firm, TRUESEDELL abstaining as his firm has a business relationship with partners of KB Home Nevada, Inc., and BUCKLEY and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this request will be compatible with the future surrounding development which includes similar densities to the north and that this 10-acre parcel was always contemplated to be included within the Lone Mountain Master Plan. Staff recommended approval, subject to the condition.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 29 - Z-0033-97(29)

**MINUTES - Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 30 [Z-0009-02] and Item 31 [Z-0009-02(1)] for related discussion.

(7:47-7:57)

**2-530**

**CONDITIONS:**

Planning and Development

1. Conformance to the Lone Mountain Master Plan.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0009-02 - M B HOLDINGS, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 10 acres located north of Alexander Road, approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions - **UNANIMOUS** with McSWAIN abstaining as KB Home Nevada, Inc. is a client of her firm, TRUESEDELL abstaining as his firm has a business relationship with partners of KB Home Nevada, Inc., and BUCKLEY and GOYNES excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this rezoning would be consistent with the General Plan and Lone Mountain Master Development Plan with the approval of the Major Modification. The PD (Planned Development) zoning will not establish the types of uses on this site and the companion Site Development Plan Review is required to determine the development allowed on the property. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 30 - Z-0009-02

**MINUTES - Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 29 [Z-0033-97(29)] and Item 31 [Z-0009-02(1)] for related discussion.

(7:47-7:57)

**2-530**

**CONDITIONS:**

Planning and Development

1. A Major Modification [Z-0033-97(29)] to add parcels 137-01-801-005 and 006 to the Lone Mountain Master Plan approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. A 30-foot multi-use, non-equestrian trail shall be provided on the north side of Alexander Road as required by Map No. 1 of the Recreation Trails Element of the Master Plan.

Public Works

5. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits. Coordinate with the Clark County Department of Public Works to determine if any addition right-of-way is required for Alexander Road to accommodate for the proposed Las Vegas Beltway Overpass. The Final Map for this site shall show and dedicate any required right-of-way for the proposed Overpass at Alexander Road.
6. Construct half-street improvements including appropriate overpaving if legally able on Alexander Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
7. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

PLANNING COMMISSION MEETING OF MARCH 28, 2002

Planning & Development Department

Item 30 - Z-0009-02

**CONDITIONS - Continued:**

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. An update to the Lone Mountain Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0009-02(1) - M B HOLDINGS, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10 acres located north of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions with Condition 5 modified for an 18 foot setback to the front of the garage and 14 feet to the dwelling as measured from the back of the sidewalk and Lots 60, 61 and 64 having 10 foot rear yards - **UNANIMOUS** with **McSWAIN** abstaining as KB Home Nevada, Inc. is a client of her firm, **TRUESDELL** abstaining as his firm has a business relationship with partners of KB Home Nevada, Inc., and **BUCKLEY** and **GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

**CHAIRMAN GALATI** declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 31 - Z-0009-02(1)

**MINUTES - Continued:**

PAUL BENGTON, Planning and Development, stated the 6.6 dwelling units per acre meets the intent of the General Plan, Lone Mountain Master Plan, and Title 19A. The site plan presents an effective layout with typical lot sizes of 4,500 square feet. The minimum setbacks proposed are 20 feet for the front, 10 feet for the rear, 5 feet for the side, and 5-foot corner side. The setbacks should be 18 feet to the front of the house, 20 feet to the front of the garage, 5-foot side setback, 10-foot setback corner side and 15-foot rear setback. The lots will be able to accommodate a rear setback of 15 feet and the corner side setback of 10 feet will reduce the site restriction on corner lots. This site provides open space in excess of the 21,780 square feet required by the Lone Mountain Master Plan. The 30-foot wide multi-use equestrian trail depicted along the north side of Alexander Road satisfies the requirement of the recreational trails element of the Master Plan. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions. However, he requested Condition 5 be modified on the Site Development Plan to what was approved by the Planning Commission and City Council, which was 18 feet to the front of the garage and 14 feet to the dwelling as measured from the back of the sidewalk. They applied for a 10-foot rear yard. A 60-foot house will fit onto the lots with a 15 foot rear yard. They are willing to accept that condition for the vast majority of the lots, but that will not be workable for three lots. Because the development to the north is already existing and final mapped, there is a defined distance between Alexander Road and the back of the property line. With the topography going east to west and reducing the retaining walls, they are forced to put as many lots facing north and south as possible. Therefore, there are problems with the rear yards on the lots that are directly adjacent to the cul-de-sac bulb. Even with the proposed setbacks, they have an 11-foot setback on two lots and close to 15 feet on another lot. This residential development would be part of an existing subdivision.

TODD FARLOW, 240 North 19th Street, appeared in approval to ask if the houses that seem to be a problem are one story or two stories. MR. PSIODA responded that they are two story houses.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 30 [Z-0009-02] and Item 31 [Z-0009-02(1)] for related discussion.

(7:47-7:57)

**2-530**



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 31 - Z-0009-02(1)

**CONDITIONS:**

Planning and Development

1. A Rezoning (Z-0009-02) to a PD (Planned Development) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 31 - Z-0009-02(1)

**CONDITIONS - Continued:**

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

14. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries, if any, shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. Site development to comply with all applicable conditions of approval for Z-9-02, on this same agenda, and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0015-02 - SUMMIT HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 20 acres located adjacent to the southeast corner of Alexander Road and the Beltway Alignment (APN: 137-12-501-001, 002, 010, and 011), PROPOSED USE: 190-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions - UNANIMOUS with TRUESDELL abstaining as this involves a client of his firm and BUCKLEY and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request to rezone the subject parcels to PD (Planned Development) will be consistent with the General Plan designation of PCD (Planned Community Development). Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 32 - Z-0009-02(1)

**MINUTES - Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the property owner. The applicant is Richmond American. This property is located adjacent to the proposed I-215 beltway and just south of Alexander Road. It consists of approximately 20 acres and is a cluster project, which will come in at about nine units to the acre. This is a similar project that was approved for Richmond American in the Spring Mountain Ranch area.

TODD FARLOW, 240 North 19th Street, appeared in approval. He felt this will be an attractive development.

CHAIRMAN GALATI was concerned about the width of the streets in this development. DAPHNEE LEGARZA, Public Works, responded that these private streets are in conformance with the Subdivision Ordinance and private drives off private streets can be 24 feet in width.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 33 [Z-0015-02(1)] for related discussion.

(7:57 - 8:02)

**2-850**

**CONDITIONS:**

Planning and Development

1. Approval of a Major Modification to add this parcel into the Lone Mountain Master Plan.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity on this site.

Public Works

4. Submit a Petition of Vacation to vacate the southern 10 feet of Alexander Road adjacent to this site prior to the submittal of any construction drawings for this site. Also, submit a Petition of Vacation to vacate Foxcraft Avenue adjacent to the south edge of APN #137-12-501-002. These Petitions of Vacation shall be acted upon by City Council prior to the issuance of any permits or the submittal of a Final Map for Technical Review, whichever may occur first, and shall record prior to recordation of a Final Map overlying the areas to be vacated.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 32 - Z-0009-02(1)

**CONDITIONS - Continued:**

5. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road and 30 feet for Shadow Peak Street for those portions not previously dedicated, and dedicate 25 feet of drainage right-of-way for the Gilmore Channel adjacent to this site. Also, dedicate a 20 foot radius on the southwest corner of Alexander Road and Shadow Peak Street. Coordinate with the Department of Public Works to determine the appropriate termination for Shadow Peak Street at the south edge of this site; additional right-of-way and street improvements may be required to terminate Shadow Peak Street in a manner acceptable to the Department of Public Works.
6. Construct half-street improvements including appropriate overpaving on Alexander Road and Shadow Peak Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works for assistance in determining appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings; comply with the recommendations Collection Systems Planning Section. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MARCH 28, 2002

Planning & Development Department

Item 32 - Z-0009-02(1)

**CONDITIONS - Continued:**

8. An update to the Lone Mountain Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0015-02(1) - SUMMIT HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A 190-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 20 acres located adjacent to the southeast corner of Alexander Road and the beltway alignment, (APN: 137-12-501-001, 002, 010, and 011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions - UNANIMOUS with TRUESDELL abstaining as this involves a client of his firm and BUCKLEY and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this site plan depicts an orderly layout of streets, open space and homes. Staff has concerns with the amount of open space being provided. If this were an R-PD development, twice as much open space would be required. This proposal meets the standards of the Lone Mountain Master Plan, Title 19A and Title 18. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 33 - Z-0015-02(1)

**MINUTES - Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the property owner.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 32 [Z-0015-02] for related discussion.

(7:57 - 8:02)

**2-850**

**CONDITIONS:**

Planning and Development

1. Approval of Rezoning (Z-0015-02) to a PD (Planned Development) Zoning District by the City Council.
2. The setbacks for this development shall be a minimum of 5 feet in the front, 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear.
3. The building elevation color palette shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a greater range of available colors.
4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
5. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
6. A minimum of one 24-inch box tree shall be provided in the front of each unit.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 33 - Z-0015-02(1)

**CONDITIONS - Continued:**

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. Coordinate with the Clark County Department of Public Works to determine additional right-of-way requirements, if any, for the Alexander Road overpass bridge adjacent to this site prior to the issuance of any permits, or the submittal of a Final Map for technical review, whichever may occur first. Provide all such required right-of-way or easements necessary for embankment or other roadway-related purposes; residential lots shall not conflict with the roadway requirements.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Active gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. We note that the southernmost entrance proposed on Shadow Peak Street does not currently comply and as such will not be permitted to be gated for ingress/egress unless redesigned.
14. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
15. The design and layout of all onsite private circulation and access streets shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 33 - Z-0015-02(1)

**CONDITIONS - Continued:**

16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-15-02, and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0011-02 - HIGHLAND PARTNERSHIP ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A 62-FOOT TALL WIRELESS COMMUNICATION TOWER (MONOPOLE) on 0.18 acres located at 1111 Desert Lane (APN: 162-04-501-003), P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN - ABEYANCE to the 4/25/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY AND GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said this facility will consist of a 62-foot tower with co-location capability for one additional user and equipment shelter for approximately 200 square feet in size. The submitted elevations depict a slimline design of the facility. This facility will be compatible with the surrounding office and religious facility. Staff recommended approval, subject to the conditions.

LEM MENDOZA, 1211 Town Center Drive, appeared on behalf of Cingular Wireless. He agreed to all the conditions except the landscape requirement. There is a nine-foot area of land along the west side, of which four feet would be a gate. Along the north side of the property once the six-foot high block wall is built, that would leave about a four-foot area for landscaping inbetween two 5 to 6-foot block walls.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 34 - U-0011-02

**MINUTES - Continued:**

TODD FARLOW, 240 North 19th Street, appeared in approval. This property needs to be fully landscaped.

COMMISSIONER TRUESDELL thought the Planning Commission was supposed to receive additional information for these facilities showing adjacency with other facilities. JOHN KOSWAN, Planning and Development, said that the Telecommunication Ordinance, which was recently passed, requires the applicant to provide photo simulations. In this case, those simulations were not required at the time the application was filed with the City.

MR. MENDOZA clarified that there is no landscaping on the property at the present time. They would be willing to work with staff on providing landscaping, but they would have to bring water to the area. Also, there is a lack of parking so this area is used occasionally for parking. Possibly they could add landscaping along the front of the building.

COMMISSIONER EVANS said he is unwilling to support this application if there will not be any landscaping, but would be in favor of a reduced amount.

MR. KOSWAN said staff would be willing to work with the applicant to provide landscaping that would benefit the property.

CHAIRMAN GALATI suggested holding this item in abeyance in order to work on a landscape plan. He declared the Public Hearing closed.

(8:02 - 8:11)

**2-1047**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0012-02 - TRIPLE FIVE DEVELOPMENT GROUP  
CENTRAL ON BEHALF OF ANGEL STORE - Request for a Special Use Permit FOR  
PSYCHIC ARTS located at 9326 West Sahara Avenue, Suite 6 (APN: 163-06-816-031), C-1  
(Limited Commercial) Zone, Ward 2 (L.B. McDonald).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with TRUESDELL  
abstaining as his firm has a business relationship with Triple Five Development and  
BUCKLEY and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this psychic arts business would be located in an existing building in a developed shopping center. Psychic Arts are allowed in a C-1 (Limited Commercial) zone with a Special Use Permit. This use can be conducted in a manner that is harmonious and compatible with the existing commercial development. This site is physically suited for the type and intensity of use proposed and the existing streets surrounding the site will not be negatively impacted. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 35 - U-0012-02

**MINUTES - Continued:**

REBECCA STADTLANDER, Angel Store, 9326 West Sahara Avenue, Suite 6, appeared to urge approval of her business. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:11 - 8:13)

**2-1380**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Astrologer, Hypnotist, or Psychic Art and Science use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0013-02 - EDWIN B. GOULD, JANUARY 12, 1990 TRUST ON BEHALF OF ENTERPRISE LEASING COMPANY WEST** - Request for a Special Use Permit FOR AUTOMOBILE RENTAL on 0.48 acres located at 3401 West Sahara Avenue, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at Meeting - Protest Letter

**MOTION:**

**QUINN - ABEYANCE to 4/11/02 Planning Commission meeting - UNANIMOUS with BUCKLEY and GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this use can be conducted in a manner that is harmonious and compatible with existing commercial and office land uses and those allowed by the General Plan. In addition, this site is physically suited for the type and intensity of use proposed and the existing streets surrounding this site will not be negatively impacted. Staff recommended approval, subject to the conditions.

DONNA SBARRA, Enterprise Leasing Company West, 2580 South Duneville Street, agreed with the conditions, except Condition 5. This is an active rental car company and limiting the business to no more than five rental vehicles to be stored on the site when there are 26 viable parking spaces would make it difficult to operate the business. They would like to be allowed to have 20 rental vehicles.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 36 - U-0013-02

**MINUTES - Continued:**

DOUGLAS DEMASI, 2520 Rye Street, appeared in protest. There is crime in adjacent buildings to this lot. He was concerned about security at night, particularly juveniles creating criminal activities. Rental trucks have been vandalized in the past. COMMISSIONER QUINN did not think Enterprise Rental would want to leave the cars unprotected so they could be vandalized.

STEVEN WONG, Teddy Enterprises, 3441 West Sahara Avenue, appeared in protest. His business is family owned and they have operated the shopping center adjacent to Enterprise Rental since 1984. According to the codes, a Special Use Permit would only allow five vehicles, not 20 vehicles. Perhaps this item should be re-noticed in order to discuss the issue of additional vehicles. If this were re-noticed he could bring more people to that meeting in opposition. He has had problems with people parking on his property and going into the applicant's property. An increase in vehicles will create a nuisance, liability problems, and lack of parking for his tenants' customers. However, he has adequate parking on his property at the present time.

MR. McCULLOCH responded that the five vehicles is a condition of the Special Use Permit, but it's a condition that could be waived by the Planning Commission and City Council. This item should be held in abeyance to re-notice for a specific number of vehicles.

MS. SBARRA added that the reason they are asking for more than five vehicles is that they don't want to park on the street or in the shopping center so the cars don't get towed away.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:13 - 8:27)

**2-1467**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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CONSENT

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DISCUSSION

**SUBJECT:**

**PUBLIC HEARING - U-0014-02 - JACQUELINE SEDLACK** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME on 0.18 acres located at 132 North Lamb Boulevard (APN: 140-32-310-057), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

11

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters in Approval

**MOTION:**

**QUINN - APPROVED** subject to conditions and additional condition of a one year review - **UNANIMOUS** with **BUCKLEY** and **GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this use is not allowed under the current General Plan designation of O (Office), which allows Professional Office and Parking and Office zoning districts. Therefore, staff finds that the proposed use will not be compatible with future uses as proposed by the General Plan. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 37 - U-0014-02

**MINUTES - Continued:**

JACQUELINE SEDLACK, 132 North Lamb Boulevard, said the current zoning is R-1, which would qualify for a group home. This site is physically suited for the type and intensity of land use being proposed. The street facilities providing access to this property are adequate to meet the requirements of the proposed transitional living group home and the use will not compromise the public health, safety and welfare as it will be subject to regular City inspections for licensing. This is a 7,809 square foot corner lot. Even with the 10 feet on the southwest corner that the City is requesting, that would still leave space for a circular driveway. They need time to meet with all the City departments that would have requirements for this type of use. On the monitor she showed how the property would be designed.

CHAIRMAN GALATI noted that there have been problems with residential properties on this part of Lamb Boulevard because of the traffic. The General Plan was updated recently and now indicates this parcel should be developed as office.

TODD FARLOW, 240 North 19th Street, appeared in protest. He was of the understanding that the applicant was unable to live on this property because of the noise. Now they want a residential unit.

HUGH McCREARY, 616 Rowling Heering Drive, appeared in approval. He has known the applicant for six years. The purpose of this home would be to provide a clean and sober living environment. All the people who reside there are self-supporting. The property could be designed so there would not be an exit onto Lamb Boulevard.

ROLAND McGINNES, 132 North Lamb Boulevard, appeared in approval. It would be easy to change the drive so there would be an exit onto Berkley Avenue. There is a need for this type of housing.

LAURIE DIONNE, 5419 West Tropicana Avenue, appeared in approval. She formerly lived in this house and it was a great help for her to get her life back in order.

MICHAEL ANTONS, 1515 South Mojave Road, Space 94, appeared in approval. He is a former resident of this home. It is the reason his life is a success at the present time.

MS. SEDLACK said there is a fifth wheel vehicle in the driveway that has been sold, but the new owner has a couple more weeks to move it.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 37 - U-0014-02

**MINUTES - Continued:**

CHAIRMAN GALATI explained that this application does not involve the character of the applicant and how she has helped persons, but is about land use. Two years ago several meetings were held to change the uses on this portion of Lamb Boulevard to O [Office].

COMMISSIONER McSWAIN commented that when properties change from residential to office they tend to maintain their residential character in terms of landscaping and architecture. There is a homeless problem in Las Vegas, so she felt this service should continue for those types of individuals. By allowing the applicant to continue her transitional housing it would not seem to create a problem.

COMMISSIONER EVANS did not feel this property is suitable for a single-family home, but if the intent is to make it office, he was unsure if it would create a burden for the area. He wondered if it was the intent of the amendment to the General Plan two years ago to eliminate group homes in that area. CHAIRMAN GALATI said that in the General Plan meetings two years ago there were individuals protesting as they felt this property should remain residential because of traffic and security concerns. The Planning Commission and City Council voted to change the designation for this property to O (Office).

COMMISSIONER QUINN said he would be willing to support this project. The neighborhood does not seem to have a problem with this use.

COMMISSIONER TRUESDELL noted that there are access issues, etc. Perhaps this use could be reviewed on an annual basis. The Planning Commission needs to look at the completed improvements and overall quality of the street. MS. SEDLACK responded that they will have to satisfy all City Code requirements and design standards of all City departments. Not all the residents have vehicles.

REVEREND ALAN KINCALL appeared in order to represent the application. This does not cause any harm to the neighbors because it is fenced. Jobs are found for the residents.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:27 - 8:55)

**2-2024**

**RECESS**

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 37 - U-0014-02

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Transitional Living Group Home use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southeast corner of Lamb Boulevard and Berkley Avenue prior to the issuance of any permits. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to final inspection of this site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0015-02 - JAMES T. HOLCOMBE ON BEHALF OF DIANE STEVE** - Request for a Special Use Permit FOR PSYCHIC ARTS located at 4528 West Charleston Boulevard (APN: 139-31-410-133), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter in Opposition

**MOTION:**

**QUINN - APPROVED** subject to conditions - **UNANIMOUS** with **BUCKLEY** and **GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated this will be a psychic arts business in an existing office building. That use is allowed in a C-1 (Limited Commercial) zone with a Special Use Permit and will be compatible with the surrounding area. It is an intensification of use and will require a higher level of parking per Title 19A. There is a condition requiring the parking to be revised and that the eight parking spaces be provided or a Variance approved prior to the issuance of building permits or a business license. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 38 - U-0015-02

**MINUTES - Continued:**

TIM AYALA, 4600 Sunset Road, Suite #148, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:13 - 9:15)

**2-3400**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Astrologer, Hypnotist, or Psychic Art and Science use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit or business license, to reflect 8 parking spaces, including 1 van accessible handicapped space; or a variance shall be approved by City Council allowing a reduction in the number of on-site parking spaces required for this site.

Public Works

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways and modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a, and must also meet the approval of the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 38 - U-0015-02

**CONDITIONS - Continued:**

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of any permits for this site.
7. Provide to the City a copy of a recorded Joint Access Agreement between this site and the parcel to the west prior to the issuance of any permits for this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0261-94(2) - 7-ELEVEN, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign located at 4401 North Rancho Drive (APN: 138-02-602-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Telephone List
5. Letter in Opposition

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated the conditions in the surrounding area have not changed to a degree that the off-premise sign no longer meets the standards of approval for a Special Use Permit. The use is appropriate on this site for another two years. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, concurred with staff's conditions.

No one appeared in opposition.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 39 - U-0261-94(2)

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:15 - 9:17)

**2-3510**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0300-94(2) - JOHN AND SHARYN TOMAN REVOCABLE FAMILY TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign located at 3720 West Desert Inn Road (APN: 162-08-410-033), M (Industrial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated the conditions in the surrounding area have not changed to a degree that the off-premise sign no longer meets the standards of approval for a Special Use Permit. The use is appropriate on this site for another two years. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 40 - U-0300-94(2)

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:17 - 9:18)

**2-3618**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0314-94(2) - SOUTHLAND EMPLOYEES TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign located at 1600 North Rancho Drive (APN: 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated the conditions in the surrounding area have not changed to a degree that the off-premise sign no longer meets the standards of approval for a Special Use Permit. The use is appropriate on this site for another two years. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. This area is changing so he felt there should be a review in two years and not four years.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 41 - U-0314-94(2)

**MINUTES - Continued:**

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:18 - 9:20)

**2-3710**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0315-94(2) - 7-ELEVEN, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign located at 6070 West Sahara Avenue (APN: 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL - DENIED - UNANIMOUS with QUINN voting NO and BUCKLEY, EVANS and GOYNES excused**

**NOTE: There was a previous motion by QUINN for approval subject to conditions that did not carry with GALATI, McSWAIN and TRUEDELL voting NO and BUCKLEY, EVANS and GOYNES excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the area immediately surrounding this site has not changed substantially since the last two-year review of the Special Use Permit for an off-premise advertising sign. Staff recommended approval, subject to another two-year review and staff's conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 42 - U-0315-94(2)

**MINUTES - Continued:**

No one appeared in opposition.

COMMISSIONER TRUESDELL felt this area has changed, so he will not be supporting this billboard.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:20 - 9:22)

**2-3822**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0106-95(2) - MELVIN EXBER TRUST AND GAUGHAN 1993 TRUST ON BEHALF OF THE LAS VEGAS CLUB** - Required One Year Review on an approved Special Use Permit which allowed a 440 square foot off-premise advertising (billboard) sign located at 310 South Main Street (APN: 139-34-201-003), C-M (Industrial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this sign is in the redevelopment area and the Downtown Centennial Plan. It is appropriate as long as the sign is maintained. However, because the area is expected to experience substantial change, there is a condition that this Special Use Permit be subject to a review in two years. Staff recommended approval, subject to the conditions.

BRADY EXBER, 18 East Fremont Street, appeared on behalf of the application and concurred with the conditions.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 43 - U-0106-95 (2)

**MINUTES - Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(9:22 - 9:23)  
**3-130**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0155-96(1) - CHARLESTON HEIGHTS DEVELOPMENT COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Five Year Review on an approved Variance which allowed an off-premise advertising (billboard) sign 55 feet from an "R" zoning district, where 300 feet is the minimum distance separation required located at 6704 West Cheyenne Avenue (APN: 138-10-816-005 and 007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with McSWAIN and TRUESDELL abstaining as this involves a client of their firms and BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this sign encroaches upon the distance separation requirement by 245 feet. It is located on the western portion of the site oriented toward the north and southbound traffic of US-95. This use continues to be compatible with the adjacent commercial and multi-family residential uses. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 44 - U-0155-96(1)

**MINUTES - Continued:**

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:23 - 9:25)

**3-180**

**CONDITIONS:**

Planning and Development

1. The Variance shall be reviewed in four years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Variance is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - MSP-0001-02 - RANDALL PIKE ON BEHALF OF CHRISTOPHER TILMAN** - Request for a Master Sign Plan FOR AN APPROVED 950 SQUARE FOOT ATTORNEY OFFICE located at 1211 South Maryland Parkway (APN: 162-02-115-058), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Telephone List

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

PAUL BENGTON, Planning and Development, stated the applicant is proposing a single monument sign measuring six feet in height and eight feet in width with a 32-square foot sign face. Title 19A allows 10% wall signage for a building marker and a single monument sign or single free-standing ground sign within the P-R (Professional Office and Parking) zones. This sign meets the requirements of Title 19A. The applicant would be allowed up to 10% of wall signage with a maximum of 100 square feet on the west elevation as a part of this application. Staff recommended approval, subject to the conditions.

CHRISTOPHER TILMAN, 1211 South Maryland Parkway and RANDALL PIKE, 1900 East Bonanza Road, said they concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 45 - MSP-0001-02

**MINUTES - Continued:**

TODD FARLOW, 240 North 19th Street, appeared in approval. This will be a nice office building. A lot of landscaping has been done on this property.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:25 - 9:28)

**3-225**

**CONDITIONS:**

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0031-73(16)] and all other subsequent site-related actions as required by the Planning and Development Department.
3. Any changes or alterations to this Master Sign Plan shall require an application for a new Master Sign Plan.
4. A single wall sign is permitted on the west building face for up to 10% of the building elevation, with a maximum total sign area of 100 square feet. The signage shall not project beyond the top or sides of the building, and illumination is not permitted.
5. The monument sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.

Public Works

6. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - MSP-0002-02 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL** - Request for a Master Sign Plan and for a Waiver of the Lone Mountain and Lone Mountain West Development Standards TO ALLOW A 40-FOOT TALL SIGN WHERE AN EIGHT FOOT TALL SIGN IS THE MAXIMUM ALLOWED located adjacent to the northwest corner of the intersection of Cliff Shadows Parkway and the Beltway Alignment, (APN: 137-12-401-003, 019, 023, 025, 027, and 032), PD (Planned Development) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions - **UNANIMOUS** with **TRUESDELL** abstaining because of his relationship with the property owner of this project and **BUCKLEY, EVANS AND GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this proposal to allow a 40-foot tall monument sign can be justified by the differences between the Beltway and the commercial pad site. In addition, there are design elements and color schemes that have been approved for the commercial developments into the design standards. This 40-foot sign will provide an entry marker for the Lone Mountain West development. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 46 - MSP-0002-02

**MINUTES - Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared on behalf of Focus Commercial Group. This is a master sign plan in the Lone Mountain area. This sign will be adjacent to the I-215 Beltway. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:28 - 9:29)

**3-300**

**CONDITIONS:**

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0033-97(17)] and all other subsequent site-related actions as required by the Planning and Development Department.
3. Any changes or alterations to this Master Sign Plan shall require an application for a new Master Sign Plan.
4. Wall signage is permitted on the building faces for up to 20% of the building elevation. The signage shall not project beyond the top or sides of the building, and illumination is not permitted.
5. The monument sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.

Public Works

6. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0015-02 - PARDEE CONSTRUCTION COMPANY OF NEVADA** - Petition to vacate public Right-of-Way and U.S. Government Patent Easements generally located north of Deer Springs Way, west of Chieftain Street, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation of an unused portion of Haley Avenue will not eliminate public access to abutting parcels. It will be incorporated into a proposed residential subdivision. This Vacation will not have a negative impact on adjacent properties. Staff recommended approval, subject to the conditions.

TODD STEADMAN, G. C.Wallace Engineering, 1555 South Rainbow Boulevard, appeared in order to represent the applicant. They reviewed staff's conditions and concur with them.

No one appeared in opposition.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 47 - VAC-0015-02

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:29 - 9:31)

**3-370**

**CONDITIONS:**

1. This Petition of Vacation shall be revised to exclude that portion of Chieftain Street which lies 19½ feet west of the center line where Chieftain Street is proposed to remain. *(Public Works)*
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. This condition does not apply to the vacation of easements. *(Planning and Development)*
3. All development shall be in conformance with code requirements and design standards of all City Departments. *(Planning and Development)*
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation and Order of Relinquishment of Interest. *(Public Works)*
5. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Planning and Development)*
6. If the Order of Vacation and Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0016-02 - HABITAT FOR HUMANITY** - Petition to vacate portions of Lawry Avenue and Bartlett Avenue, generally located east of Martin L. King Boulevard, north of Lake Mead Boulevard, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation of public rights-of-way will not eliminate public access to any abutting parcels, nor will the proposed Vacation reduce the traffic-handling capability of either Lawry Avenue or Bartlett Avenue. Therefore, because this Vacation will not adversely affect this site or surrounding properties, staff recommended approval, subject to the conditions.

THOMAS HELM, Dwyer Engineering, 7310 Smoke Ranch Road, appeared in order to represent the applicant. He concurred with the conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 48 - VAC-0016-02

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:31 - 9:32)

**3-400**

**CONDITIONS:**

1. This Petition of Vacation shall be modified to retain a 10 foot radius at the southwest corner of Bartlett Avenue and Lexington Street and a 10 foot radius at the northwest corner of LaSalle Street and Lawry Avenue. *(Public Works)*
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development)*
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0017-02 - CONCORDIA HOMES NEVADA, INC. -**  
Petition to vacate U.S. Government Patent Easements generally located north of Craig Road, west of Cliff Shadows Parkway, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant intends to incorporate these Patent Reservations into adjacent parcels for development. That is appropriate as the subject parcels to be vacated are not currently in use and will not result in a reduced traffic handling capability for the area. Staff recommended approval, subject to the conditions.

ROBIN HOGAN, 980 American Pacific, Henderson, Nevada appeared to represent the application. This is a continuation of an existing product. She concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 49 - VAC-0017-02

**MINUTES - Continued:**

MR. McCULLOCH clarified that this property is in Ward 4 and not Ward 6 as indicated.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:32 - 9:33)

3-443

**CONDITIONS:**

1. All development shall be in conformance with code requirements and design standards of all City departments. (*Planning and Development*)
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment. (*Public Works Department*)
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works Department*)
4. Development of these sites shall comply with all applicable conditions of approval for TM-0028-01, Z-0036-01 and all subsequent site-related actions. (*Public Works Department*)
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. (*Planning and Development*)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0018-02 - CHARLESTON AUTO PARTS PROFIT SHARING TRUST ON BEHALF OF WILLIAM LYONS HOMES** - Petition to vacate an excess portion of Jones Boulevard generally located north of Grand Teton Drive, east of Jones Boulevard, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation of the public rights-of-way will not eliminate public access to any abutting parcels, nor will it reduce the traffic-handling capability of Jones Boulevard. Staff recommended approval, subject to the conditions.

TODD STEADMAN, G. C. Wallace Engineering, 1555 South Rainbow Boulevard, appeared in order to represent the applicant. They have reviewed the conditions and agree with them.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 50 - VAC-0018-02

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:33 - 9:34)

**3-486**

**CONDITIONS:**

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (*Planning and Development*).
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. (*Public Works Department*)
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works Department*)
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (*Planning and Development*).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0019-02 - AMERICAN PREMIERE HOMES AND DEVELOPMENT ON BEHALF OF TROPHY HOMES** - Petition to vacate a public ingress and egress easement, and public utility, sewer and drainage easements generally located north of Oakey Boulevard, west of Tenaya Way, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the purpose of this Vacation is to vacate the easements previously granted by the Mountain Shadows IV subdivision. This subdivision is being redesigned and as such, the existing easements currently in place will be re-granted in new locations. Staff finds that this request for public ingress and egress easements and public sewer drainage easements are needed in order to redesign the proposed subdivision. The applicant left the meeting earlier and concurred with staff's conditions. Staff recommended approval, subject to the conditions.

No one appeared in opposition.



PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 51 - VAC-0019-02

**MINUTES - Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:34 - 9:35)

**3-518**

**CONDITIONS:**

1. This Petition of Vacation shall be revised to include any SVRE's (Sight Visibility Restriction Easements) shown on the final map Mountain Shadows IV in Book 86, Page 71. *(Public Works)*
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage study required by Z-6-02 may be used to satisfy this condition. *(Public Works)*
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development)*
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 51 - VAC-0019-02

**CONDITIONS - Continued:**

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**NON PUBLIC HEARING - ABEYANCE - Z-0139-88(41) - TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review and Reduction in the Perimeter Landscape Requirement FOR A PROPOSED 3,600 SQUARE FOOT STORAGE BUILDING at 9450 West Sahara Avenue (APN: 163-06-816-030), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN - STRIKE - UNANIMOUS with TRUESDELL abstaining as the applicant is a client of his firm and BUCKLEY, EVANS and GOYNES excused**

**MINUTES:**

JOEL McCULLOCH, Planning and Development, stated the proposed building is not compatible with the other structures approved for this commercial center in terms of materials and architecture. The location of this proposed building will create a hazard for the general public as there is not enough room for a vehicle to maneuver from the building off the main travel lane. Staff recommended denial.

COMMISSIONER McSWAIN commented that she drove past this property and could not imagine a building on it.

There was no further discussion.

(9:35 - 9:37)  
3-556

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**NON PUBLIC HEARING - DB-0004-02 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Appeal of a Director's Decision to DENY a request for a Minor Modification to the Lone Mountain West Master Development Plan which would have modified the Master Developer Trail requirements, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff has NO RECOMMENDATION

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED** subject to condition and additional condition that the submitted trail for the Minor Modification have view walls and lighting incorporated - **UNANIMOUS** with **TRUESDELL** abstaining as the applicant is a client of his firm and **BUCKLEY, EVANS AND GOYNES** excused

**To be heard by the City Council on 5/1/2002.**

**MINUTES:**

JOEL McCULLOCH, Planning and Development, stated the primary difference between this proposed Master Developer Trail and the previous trail is the amount of detail depicted. The original trail was conceptual in nature and the new proposal clearly delineates what vegetation is to be planted within the trail corridor. In addition, the original plan depicted light bollards within the trail while the current proposal does not. There are solid block walls depicted along the corridor and staff would suggest that if a new trail is approved view walls be strongly encouraged where possible. Staff did not offer a recommendation.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 53 - DB-0004-02

**MINUTES - Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared on behalf of the Focus Commercial Group. This is a review of a trails plan because a few years ago this was approved only in concept form. A couple of months ago the Master Developer got together to finalize the trail. The trail will be along the Nevada Power line alignment. It is approximately 55 feet wide. There are various seating pods and landscape areas within the trail.

CHAIRMAN GALATI asked the difference between this plan and the previous plan. ATTORNEY GRONAUER did not have a picture of the previous plan available. One difference was a proposed lighted area throughout the pathway, which was in conceptual form. Now that the plans are being finalized with the builders the lighting system is not part of the trails system. He requested approval of the 55-foot wide trail that has meandering sidewalks and various seating pods. The applicant does not want the bollards. The trail system will be maintained by a master homeowners association.

COMMISSIONER McSWAIN felt there needs to be lighting throughout the trail system for safety reasons. MR. McCULLOCH noted that this trail is not hooked through the remainder of the City trail system.

There was no further discussion.

(9:37 - 9:43)

**3-612**

**CONDITION:**

1. When possible, make the perimeter walls, view walls, instead of solid block walls.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**NON PUBLIC HEARING - Z-0001-98(1) - JOHN KEITH DANIELS ON BEHALF OF BLUEBIRD CARPET CLEANING** - Request for a Site Development Plan Review FOR A PROPOSED 1,182 SQUARE FOOT OFFICE CONVERSION and a Reduction in the Perimeter Landscape Requirements on 0.14 acres located at 3711 Vegas Drive (APN: 139-30-514-042), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**This is final action.**

**MINUTES:**

JOEL McCULLOCH, Planning and Development, stated the applicant is proposing the best possible layout of this parcel in order to provide the required parking on the site and as much landscaping as could be provided. Staff recommended approval, subject to the conditions.

FERNANDO MONTTOYA, 3425 North Rancho Drive, appeared on behalf of the applicant and concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 54 - Z-0001-98(1)

**MINUTES - Continued:**

There was no further discussion.

(9:43 - 9:45)

**3-835**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Revise the landscape plan, prior to the issuance of any building permit for this site, to provide eight-foot wide landscape planters along the south property line, where feasible, and provide that all 24-inch box trees shall be spaced twenty feet on center. Provide one additional 24-inch box tree between the sidewalk and the handicap van accessible space. All other landscape requirements shall meet the minimum standards of the Las Vegas Urban Design Standards and Guidelines.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 54 - Z-0001-98(1)

**CONDITIONS - Continued:**

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Site development to comply with all applicable conditions of approval for Z-0001-98 and all other site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**NON PUBLIC HEARING - Z-0080-01(1) - DAVID LITVAK AND VERONIKA HOLMES** - Request for a Site Development Plan Review FOR A PROPOSED 3,470 SQUARE FOOT ANTIQUE VILLAGE and for a Waiver of the Downtown Centennial Plan Landscape and the Off-Street Parking Requirements on 0.31 acres located adjacent to the southwest corner of Colorado Street and Third Street (APN: 162-03-110-024, 025, 026 and 027), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED** subject to conditions with Conditions 1, 3, 8 and 14 amended to read that applicant is to submit revised plans prior to the issuance of the *Certificate of Occupancy* instead of prior to the issuance of building permits, and additional condition to *provide additional barrels, flowers, and two 36 inch box shade trees in front of Buildings C and D and eliminate 30 foot tall palm tree* - **UNANIMOUS** with **TRUEDELL** abstaining as he is a property owner across the street and **BUCKLEY, EVANS and GOYNES** excused

**This is final action.**

**MINUTES:**

**LAURA MARTIN**, Planning and Development, stated the request to waive the off-street parking requirement is not needed. The antique village project is located in the Downtown South district of the Las Vegas Downtown Centennial Plan. This area is defined as a mixed-use area with emphasis to redevelop and contain an eclectic and urban mix use of businesses and residences including art studios, galleries, cafes, small offices and live/work environments. Access to this site and parking areas is via Colorado Street and Third Street. The antique village consists of four buildings ranging from 432 square feet to 1,239 square feet. The building elevation photos

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 55 - Z-0080-01(1)

**MINUTES - Continued:**

indicate each one story building painted a different vibrant color with accents that link all the buildings. The submitted building elevations depict signage that will complement the existing commercial and residential character of the area. There is a condition requiring the applicant to obtain permits for those signs that may not already have them. The landscape plan indicates a 20-foot wide planter located at the northeast corner of the site, which consists of an antique wagon containing wild flowers, decorative landscape rock and one existing palm tree. Planter boxes, window planters, decorative rock and other decorative landscape features are located in front of Buildings A, C and D. The applicant has requested a waiver of the Downtown Centennial Plan landscape requirements. A partial waiver would be warranted due to the existing nature of the buildings and physical site restraints. The applicant is meeting the intent of the Downtown Centennial Plan's goals to restore vitality and economic opportunities to the downtown area. To better conform to the Plan, there is a condition to plant one additional 30-foot tall palm tree or one minimum 36-inch box shade tree along Third Street adjacent to the northeast corner and provide three 36-inch shade trees in front of Buildings C and D along Colorado Street. The applicant requested a change to Conditions 1, 3 and 8 to read that the applicant is to submit revised plans prior to the issuance of the Certificate of Occupancy, instead of prior to the issuance of building permits. Staff recommended approval, subject to the amended conditions.

DAVID LITVAK and VERONIKA HOLMES, 412 North 7th Street, noted that they have already made improvements to the properties. MS. HOLMES objected to the three 36-inch box shade trees in front of Buildings C and D along Colorado Street. That would entirely cover those two houses. They would like to move one of the trees to the right of the purple house, which is Building D, and one of the trees in front and between Buildings C and D. There is no place to put a third tree. In regard to the palm tree, there is no need for another \$3,000 tree. They could use that money for advertising. Staff is requesting a palm tree at 1302 South Third Street and that property is not up for rezoning. The addresses rezoned were 211, 213 and 306. They would like to put more half-cut wine barrels along the iron fence and smaller palm trees. They want to make their village as visible as possible and hope to continue the village down the street. They are starting to get walk-in traffic. She showed on the monitor how the property is developed and what they plan to do in the future. MR. LITVAK thought tall trees could be a detriment to the traffic.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 55 - Z-0080-01(1)

**MINUTES - Continued:**

CHAIRMAN GALATI felt the applicants are doing a good job with this site.

DAPHNEE LEGARZA, Public Works, asked Condition 14 be modified to read prior to the issuance of Certificate of Occupancy rather than issuance of any permits, which means they will have to provide the right-of-way prior to occupancy as opposed to issuance of any permits.

There was no further discussion.

(9:45 - 10:00)  
**3-880**

**CONDITIONS:**

Planning and Development

1. The applicant shall revise the site plan to relocate the van accessible parking stall located in the public right-of-way. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
2. Revise the site plan to indicate walking paths between the buildings.
3. Revise the landscape plan to provide one additional 30-foot tall palm tree or one minimum 36-inch box shade tree along Third Street on the north side of the existing decorative wagon and to provide three 36-inch box shade trees in front of buildings C and D along Colorado Street. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
4. Obtain sign permits for any non-permitted existing signs. Any additional signs shall be reviewed and approved administratively by Planning and Development staff.
5. Any additional development to the site shall adhere to the standards of the Downtown Centennial Plan and is subject to a Site Development Plan Review.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 55 - Z-0080-01(1)

**CONDITIONS - Continued:**

8. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. All lighting shall meet the minimum requirements of the Downtown Centennial Plan.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate a 10-foot radius on the southwest corner of Colorado Street and Third Street prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
15. Coordinate with the Collection Systems Planning Section of the Department of Public Works regarding the need to provide separate public sewer connections for each individual property. Site development shall comply with the recommendations of the Collection Systems Planning Section.
16. Site development to comply with all applicable conditions of approval for Z-80-01 and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**NON PUBLIC HEARING - Z-0050-98(1) - CLARK COUNTY** - Request for a Site Development Plan Review FOR A PARKING LOT and for a Waiver of the Downtown Centennial Plan Landscape Requirements on 1.05 acres located at 428 Casino Center Boulevard (APN: 139-34-210-036 through 041), R-4 (High Density Residential) Zone under Resolution of Intent to C-V (Civic), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN - ABEYANCE TO 4/25/2002 Planning Commission meeting - UNANIMOUS with GALATI abstaining as Clark County is a client of his firm and BUCKLEY, EVANS, AND GOYNES excused**

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated a parking lot is an appropriate use for these parcels in conjunction with the Detention Center, as long as the proposed conditions are complied with. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 56 - Z-0050-98(1)

**MINUTES - Continued:**

PAUL MARTIN, Executive Director of the Clark County Detention Center, appeared to represent the Las Vegas Metropolitan Police Department and Clark County. He objected to Condition 2 because when they approached the City to expand the Detention Center in 1988 they said the other third of the property would be a parking lot. Through 1999, 2000 and 2001 they have been meeting with City Planning staff. They thought they had worked out the landscaping and fencing on that property. In January of 2002 they called for a meeting to begin construction of the parking lot, but discovered the individual they had been working with no longer worked in City Planning, so they met with a different set of individuals. At that time they were told the City had a concern in regard to landscaping on Clark Street and First Street. The parking lot is used for police vehicles so there is a security issue. Large trees and shrubbery will make it difficult to see who is on the sidewalk. There is also a security concern for the Detention Center staff. In regard to Condition 11, they met with an individual in the City in January of this year to work out the traffic situation and that individual did not have a concern as to how they were proposing the parking lot to be laid out and access on Clark Street and First Street.

MR. McCULLOCH noted that Condition 11 is a standard condition from Public Works. Staff is unaware of what has taken place in regard to the landscape plan as indicated in Condition 2.

MR. MARTIN was unaware of any problems on the landscaping until he received a notice that this item would be on the agenda.

MR. McCULLOCH felt this should be held in abeyance inasmuch as it is scheduled for final action at this meeting.

There was no further discussion.

(10:00 - 10:06)

**3-1432**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**NON PUBLIC HEARING - SD-0009-02 - CHARLES W. AND VICKI L. SATHER ON BEHALF OF BAUCHMAN GAMING** - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 45 SPACE PARKING LOT ADDITION on 0.39 acres located adjacent to the northwest corner of Spring Road and Willow Trail (APN: 139-19-703-017), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN - ABEYANCE to the 4/25/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused**

**MINUTES:**

LAURA MARTIN, Planning and Development, stated this parking lot addition will serve as additional parking for the Wildfire Casino. There will be 45 regular parking spaces with 24-foot wide drive aisles on a parcel that is currently occupied by a single family dwelling. The reduction of landscaping is appropriate. The applicant has requested a temporary waiver in regard to the construction of the landscape improvements and installation of an eight foot high wall along the western property line while the applicant is in negotiations to buy the parcel to the west for additional expansion of the parking lot. That request is reasonable, subject to a condition that decorative landscape rock be provided in the western-most landscape planter to mitigate dust as well as to provide a more aesthetic environment and to install all required landscape plantings by 7/7/2003 if an application for a Site Development Plan Review for the adjacent parcel to the west has not been submitted to the Planning and Development Department. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 57 - SD-0009-02

**MINUTES - Continued:**

KEN ERLANGER, KJE Engineers, Inc., 3514 East Tropicana Avenue, Suite 2, concurred with staff's conditions.

COMMISSIONER TRUESDELL wondered how much of this neighborhood is going to be given up for the expansion of this business. He did not feel the landscaping should be waived.

MR. ERLANGER responded that there is one lot left on the corner, which is part of Clark County, not the City of Las Vegas. The owner of the Wildfire Casino has just purchased the parcel where the parking lot addition will be located. They have a two-year agreement to purchase the corner parcel. They want to have a waiver on the landscaping along the west side of the parking lot so there is time to finish up with the purchase of the adjacent property. If that falls through, the landscaping would be put in immediately.

JOHN KOSWAN, Planning and Development, stated the proposal is for eight feet of perimeter landscaping where 15 feet is required to match the eight feet of perimeter landscaping on Spring Road on the adjacent parcel; that is in addition to their request for not putting in the side lot landscaping next to the piece they intend to purchase.

COMMISSIONER McSWAIN did not see a reason to reduce the landscaping in the front. MR. ERLANGER replied that they would have to come back seven feet and shift the parking. They are just extending the parking with the same landscape islands.

CHAIRMAN GALATI said this used to be a small casino, but since it is getting larger a buffer is becoming more important for the adjacent residential neighborhood.

MR. McCULLOCH did not see a benefit in incorporating more trees. At full growth there will not be a lot of space between the trees.

COMMISSIONER McSWAIN would like to see the full site plan when this item returns to the Planning Commission.

(10:06 - 10:20)

**3-1666**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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CONSENT

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DISCUSSION

**SUBJECT:**

**DIRECTOR'S BUSINESS - TA-0003-02 - CITY OF LAS VEGAS -** Discussion and possible action to Amend Title 19A.04.010 TO ALLOW AUTO REPAIR GARAGE, MAJOR BY SPECIAL USE PERMIT IN THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT and to Amend Title 19A.04.050 to establish the criteria for approval of a Special Use Permit.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**RECOMMENDATION:**

Staff has NO RECOMMENDATION

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions - Motion resulted in a tie vote with GALATI and TRUESDELL voting NO and BUCKLEY, EVANS and GOYNES excused

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

JOEL McCULLOCH, Planning and Development, stated this request is to allow a major automobile repair in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. The other entities in the valley offer a similar discretionary approval for this use and similar zoning districts and the Council recently adopted an Ordinance that allowed auto paint and body repair in the C-2 zoning district with the approval of a Special Use Permit. However, this could set a negative precedent in the commercial district to allow obtrusive uses such as this in commercial districts where previously they were only allowed in industrial zoning districts. This is an ancillary use to a car dealership. Staff offered no recommendation.

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 58 - TA-0003-02

**MINUTES - Continued:**

A City Councilman's constituent requested this amendment.

COMMISSIONER TRUESDELL felt this will open up a lot of concerns as to what can go into a C-2 zone.

There was no further discussion.

(10:29 0 10:27)  
**2-2278**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TA-0005-02 - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19A.02.040 to allow the C-D (Designed Commercial) zone as a compatible zoning district within the Office land use category of the General Plan.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Staff Report

**MOTION:**

**TRUEDELL - APPROVED - UNANIMOUS with QUINN abstaining as he lives in the area and BUCKLEY and GOYNES excused**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

SCOTT ALBRIGHT, Planning and Development, stated this is a request to add the C-D (Designed Commercial) zone to the O (Office) category. Although the implementation of the Rancho/Charleston Land Use Study is behind this request, this will have an impact on other areas throughout the City that are currently designated for office uses, mainly Lamb Boulevard between Charleston Boulevard and Stewart Avenue, Bonanza Road between Bruce Street and Eastern Avenue and the west side of Rainbow Boulevard south of Lone Mountain Road. The C-D (Commercial Designed) and O (Office) districts are compatible with O (Office). The general concern is within the C-D (Commercial Designed) zoning district that there are General Retail uses permitted that are less than 3,500 square feet and in the O (Office) district they are only permitted as an accessory use. However, staff believes the conditions for a Special Use Permit prohibit gasoline and outdoor storage, which are the most contentious aspects of the retail use

PLANNING COMMISSION MEETING OF MARCH 28, 2002  
Planning & Development Department  
Item 59 - TA-0005-02

**MINUTES - Continued:**

and thus it makes this Text Amendment acceptable. Most of the properties along Charleston Boulevard between Valley View Boulevard and Rancho Drive are currently zoned C-D (Commercial Designed). This is a plan to preserve the neighborhood, but maintain the zoning so that the existing businesses are not given an undue hardship. Staff recommended Title 19A.02.040(B)(4) add the word *Office* as the land use category in which C-D (Commercial Designed) is also permitted.

There was no further discussion.

NOTE: See Item 26 [GPA-0047-01] for related discussion.

(6:55 - 7:11)

1-1911



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 28, 2002**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

TODD FARLOW, 240 North 19th Street, announced that the City's Recommending Committee has sent Bill 2001-115 to be heard at the full City Council meeting on 4/3/2002. There is a movement to change the scope and language, which he favors. He thought any real estate brokers, appraisers, lenders, property inspectors, and property appraisers should attend that meeting.

**MEETING ADJOURNED AT 10:28 P.M.**

Respectfully submitted:

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DEENY ARAUJO, DEPUTY CITY CLERK

\_\_\_\_\_  
LINDA OWENS, DEPUTY CITY CLERK